

1 **BILL NO. 2005-68**

2 **ORDINANCE NO. 5810**

3 AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE LAS VEGAS 2020  
4 MASTER PLAN, AS WELL AS THE CENTENNIAL HILLS SECTOR PLAN, TO INCLUDE THE  
5 "TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)" LAND USE CATEGORY, AND  
6 TO PROVIDE FOR OTHER RELATED MATTERS.

6 Proposed by: M. Margo Wheeler, Director of  
7 Planning and Development

Summary: Amends the Land Use Element of  
the Las Vegas 2020 Master Plan, as well as the  
Centennial Hills Sector Plan, to include the  
"Traditional Neighborhood Development  
(TND)" land use category.

9 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN

10 AS FOLLOWS:

11 SECTION 1: The Land Use Element of the Las Vegas 2020 Master Plan, as adopted  
12 by Ordinance No. 5787, is hereby amended by adding to the subdivision entitled "Description of  
13 Master Plan Land Use Categories" the following provisions:

14 **TND (Traditional Neighborhood Development)** – The Traditional Neighborhood Development  
15 (TND) category is a mixed-use development type that allows for a balanced mix of housing,  
16 commercial, and civic uses. Development within the TND category shall be organized as a series of  
17 pedestrian-oriented neighborhoods with a mixture of housing types, with the needs of daily living to  
18 be located within proximity of dwellings. Vehicular systems shall be organized as a hierarchy of  
19 interconnected streets, and shall demonstrate an appropriate relationship between street hierarchy,  
20 building type, and use. Streets shall incorporate facilities for pedestrians, bicycles, transit, and  
21 vehicles, with an emphasis on pedestrian movement and the provision of protected sidewalks.  
22 Existing natural features are to be retained and incorporated, where feasible, as organizational and  
23 recreational elements of the community.

24 The TND category differs from the PCD category as follows:

- 25 ● The TND category features pedestrian-oriented neighborhoods with a mixture of housing  
26 types;
- 27 ● The TND category primarily utilizes an interconnected network of streets that de-emphasizes  
28 gated private streets and cul-de-sacs; and



- 1 ● The TND category primarily emphasizes a strong relationship between buildings and streets,  
2 and de-emphasizes perimeter walls along the roadways.

3 SECTION 2: The Centennial Hills Sector Plan, as adopted by the City and  
4 subsequently amended from time to time, is hereby amended by adding to the list of "Land Use  
5 Category Definitions," appearing in Section 2.5 thereof, the following provisions:

6 **Traditional Neighborhood Development (TND)**

7 The Traditional Neighborhood Development (TND) category is a mixed-use development type that  
8 allows for a balanced mix of housing, commercial, and civic uses. Development within the TND  
9 category shall be organized as a series of pedestrian-oriented neighborhoods with a mixture of housing  
10 types, with the needs of daily living to be located within proximity of dwellings. Vehicular systems  
11 shall be organized as a hierarchy of interconnected streets, and shall demonstrate an appropriate  
12 relationship between street hierarchy, building type, and use. Streets shall incorporate facilities for  
13 pedestrians, bicycles, transit, and vehicles, with an emphasis on pedestrian movement and the  
14 provision of protected sidewalks. Existing natural features are to be retained and incorporated, where  
15 feasible, as organizational and recreational elements of the community.

16 The TND category differs from the PCD category as follows:

- 17 ● The TND category features pedestrian-oriented neighborhoods with a mixture of housing  
18 types;
- 19 ● The TND category primarily utilizes an interconnected network of streets that de-emphasizes  
20 gated private streets and cul-de-sacs; and
- 21 ● The TND category primarily emphasizes a strong relationship between buildings and streets,  
22 and de-emphasizes perimeter walls along the roadways.

23 SECTION 3: The Planning and Development Department is authorized and directed  
24 to incorporate the amendments made by this Ordinance into the plan documents so amended.

25 SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or  
26 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or  
27 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or  
28 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the

1 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,  
2 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,  
3 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,  
4 invalid or ineffective.

5 SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases,  
6 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,  
7 1983 Edition, in conflict herewith are hereby repealed.

8 PASSED, ADOPTED and APPROVED this 18<sup>TH</sup> day of JANUARY, 2006.

9 APPROVED:

10

11

By


  
OSCAR B. GOODMAN, Mayor

12

13

ATTEST:

14

  
BARBARA JO RONEMUS, City Clerk

15

16

APPROVED AS TO FORM:

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

The above and foregoing ordinance was first proposed and read by title to the City Council on the 21<sup>st</sup> day of December, 2005, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 18<sup>th</sup> day of January, 2006, which was a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council as amended and adopted by the following vote:


VOTING "AYE": Mayor Goodman  
Councilmembers: Reese, Brown, Weekly, Wolfson, Tarkanian and Ross

VOTING "NAY": None

EXCUSED: None

ABSTAINED: None

APPROVED:

  
\_\_\_\_\_  
OSCAR B. GOODMAN, Mayor

ATTEST:

  
\_\_\_\_\_  
BARBARA JO RONEMUS, City Clerk

RECEIVED  
CITY CLERK

2006 JAN 11 A 10:40

AFFP DISTRICT COURT  
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:  
That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK  
4433957

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 01/06/2006 to 01/06/2006, on the following days: JAN. 6, 2006

Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 6

day of January 2006

Mary B. Sheffield  
Notary Public



**BILL NO. 2005-68**

AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN, AS WELL AS THE CENTENNIAL HILLS SECTOR PLAN, TO INCLUDE THE "TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)" LAND USE CATEGORY, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: M. Margo Wheeler, Director of Planning and Development  
Summary: Amends the Land Use Element of the Las Vegas 2020 Master Plan, as well as the Centennial Hills Sector Plan, to include the "Traditional Neighborhood Development (TND)" land use category.

At the City Council meeting of DECEMBER 21, 2005 BILL NO. 2005-68 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.

RECEIVED  
CITY CLERK

2006 JAN 26 A 10:24

AFFP DISTRICT COURT  
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK  
4459968

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 01/21/2006 to 01/21/2006, on the following days: JAN. 21, 2006

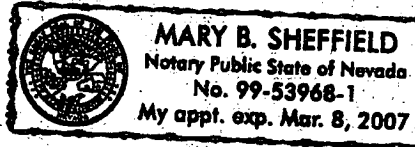
Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 24

day of January 2006

Mary B. Sheffield

Notary Public



BILL NO. 2005-68  
Ordinance No. 5810

AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN, AS WELL AS THE CENTENNIAL HILLS SECTOR PLAN, TO INCLUDE THE "TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)" LAND USE CATEGORY, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: M. Margo Wheeler, Director of Planning and Development  
Summary: Amends the Las Vegas 2020 Master Plan, as well as the Centennial Hills Sector Plan, to include the "Traditional Neighborhood Development (TND)" land use category.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 21st day of December 2005 and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 18th day of January 2006, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Reese, Brown, Weekly, Wolfson, Tarkanian, and Ross  
VOTING "NAY": NONE  
EXCUSED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.

PUB: January 21, 2006  
LV Review-Journal